



STAFF REPORT

MEETING DATE: February 21, 2024

TITLE:

Consider action on a Certificate of Appropriateness for exterior remodel and extension of the main structure at 1303 Pecan Street, being 0.636 acres out of Farm Lot 18 E of Main Street, within the City Limits of the City of Bastrop, Texas.

STAFF REPRESENTATIVE:

Kennedy Higgins, Planner, Development Services Department

ITEM DETAILS:

Site Address: 1303 Pecan Street
Property ID: 31370
Property Owner: Betsy and Robert Carpenter
Agent: Adrian Zuniga
Current Use: Residential
Existing Zoning: P-3 Neighborhood
Designations: NRHP, Texas Historical Marker, Local Historic Landmark

MEETING HISTORY:

This COA was originally heard at the December 20, 2023 Historic Landmark Commission meeting and was tabled to the January 12, 2024 meeting. It was tabled contingent upon the applicant showing how they meet criteria 1, 3, and 11 of section 9.3.006 of the B3 code. The applicant will be making a presentation at the meeting. The meeting in January was cancelled due to inclement weather.

BACKGROUND/HISTORY:

This house was built circa 1894. After a fire in 1926, the first remodel was completed. The fire damage was repaired, and the front porch was expanded and to create a second bathroom out of the parts of the southeast porch. Then in the 1960's work was done on the foundation, and lathing was put around the case of the house. The lean-to bathroom was removed, and another was made out of part of the dining room. In 1976 the southeast porch was removed, and the east porch was enclosed. – This information was obtained from the nomination of the property for a Texas Historical Marker.

PROPOSAL:

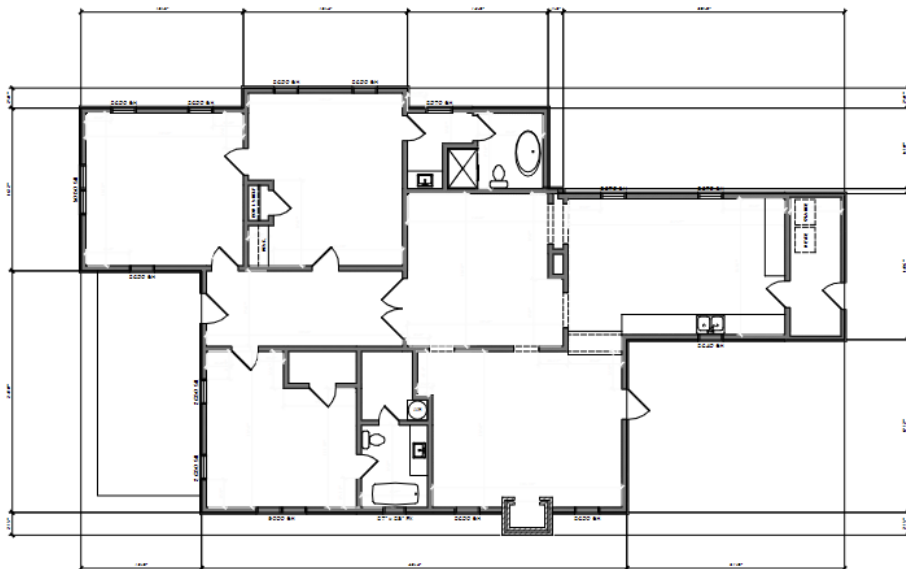
The property owner at 1303 Pecan Street is proposing an extension of the existing structure and repairs to the existing exterior. They will be fixing/replacing the existing roof using galvalume metal. With the siding they will be re-using the original cypress where possible and replacing the unsalvageable areas with new cypress. The pine that was added during a remodel will be removed and replaced with cypress. The Victorian trim work will be refinished/restored, if possible, if not it will be redesigned to match the original. The same will be done for the railing and the

shutters. The Victorian screen doors, as well as the front door will be refinished. The windows will be replaced with Pella wood dual pane, double hung lifestyle pane clear glass. The extension will include the addition of two bedrooms, each with their own bathroom, and one powder bath. (see layout below). The exterior of the new addition will be constructed in a manner that matches the existing exterior. Their goal for the project is *“to stay as true as possible to the old homestead with bringing it up to a more energy efficient and family and guest friendly environment”*

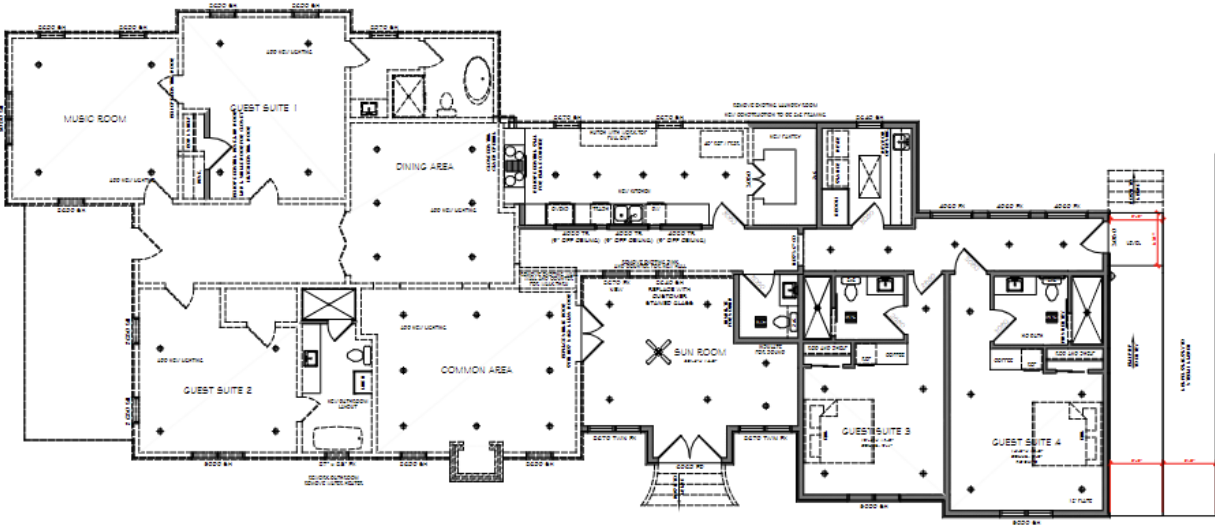
The exterior of the building as it exists is shown below: (see more attached)



Existing floor plan (attachment 3)



Proposed floor plan (attachment 4)



Proposed elevations (attachment 5)



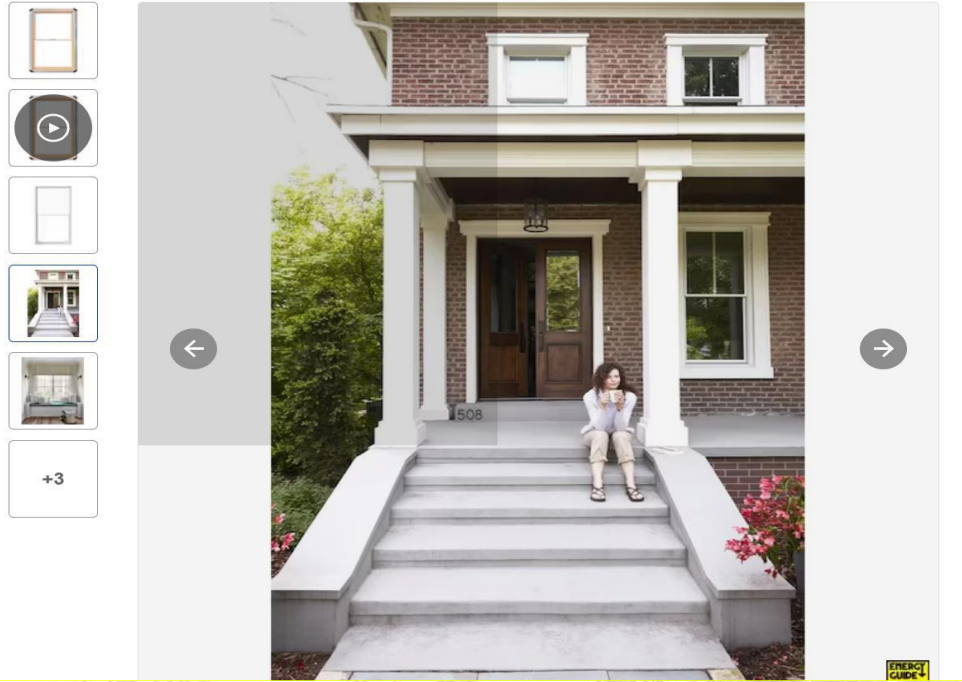
Pella wood dual pane, double hung lifestyle pane clear glass

[Windows & Doors](#) / [Windows](#) / [Double Hung Windows](#)

Pella Lifestyle New Construction Jamb White Enduraclad Wood Dual-pane Double

Item #567840 | Model #748171605289

Shop Pella   



POLICY EXPLANATION:

When a Certificate of Appropriateness is required, no work can begin before the Historic Preservation Officer, or the Commission has first issued a Certificate of Appropriateness. The Certificate of Appropriateness shall be in addition to and not in lieu of any permits required (i.e., building, sign, alcohol, etc.). The Building Official cannot approve any application for a sign or building permit to a structure and/or site that requires but does not have a Certificate of Appropriateness.

Section 9.3.006 Criteria of Approval of a Certificate of Appropriateness (COA)

(a) In considering an Application for a Certificate of Appropriateness (COA), the Historic Landmark Commission shall be guided by any locally adopted design Standards, and **where applicable**, the following from the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings. Any adopted design Standards and Secretary of the Interior's Standards shall be made to the property owners of historic landmarks.

(1) Every reasonable effort shall be made to adapt the property in a manner which requires minimal Alteration of the Building, Structure, object, or Site and its environment.

(2) The distinguishing original qualities or character of a Building, Structure, object, or Site and its environment shall not be destroyed. The Removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(3) All buildings, Structures, objects, and Sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier or later appearance shall be discouraged.

(4) Changes that may have taken place in the course of time are evidence of the history and Development of a Building, Structure, object, or Site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize, a Building, Structure, object, or Site shall be kept to the greatest extent practical.

(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other Building or Structures.

(7) The surface cleaning of Structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

(8) For building materials, architecture standards, architectural details, massing for a variety of building types, see the Pattern Book. (9) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any Project.

(10) Contemporary design for Alterations and Additions to existing properties shall not be discouraged when such Alterations and Additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, color, material, and character of the property, neighborhood, or environment.

(11) Wherever possible, new Additions or Alterations to buildings, Structures, objects, or Sites shall be done in such a manner that if such Additions or Alterations were to be removed in the future, the essential form and integrity of the Building, Structure, object, or Site would be unimpaired.

RECOMMENDATION:

Recommend on a Certificate of Appropriateness for exterior remodel and extension of the main structure at 1303 Pecan Street, being 0.636 acres out of Farm Lot 18 E of Main Street, within the City Limits of the City of Bastrop, Texas.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Project Description Letter
- Attachment 3: Existing Floor Plan
- Attachment 4: Proposed Floor Plan
- Attachment 5: Elevations
- Attachment 6: Photos
- Attachment 7: 3D Renderings